

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 1st June 2026

Workstream		Blocks in FRA programme	Blocks with FRA completed in target time	Blocks with FRA outside target time	% of blocks with FRA in target time
FIRE SAFETY	High-risk buildings	188	179	9	96.27%
	Non-high-risk buildings	3,129	3,076	53	98.30%
	Grand Total	3,317	3,255	62	98.13%

Comments: Position on FRAs updated 1st June 2026.

All blocks have an FRA in the Council's currently approved format. The Council has worked with our current provider to assess the risk of our buildings, this has enabled the programme to be reprofiled to ensure a consistent, risk-based approach to delivery. The overall volume of assessments delivered across March and April has been significantly higher, particularly in street properties, where there has been an increase in instances where access was not obtained on the first attempt. As a result, a proportion of FRAs are now reported as overdue; however, the majority have only recently passed their target dates and are already programmed for reassessment, with most expected to be completed within one month. As of 1 June 2026, 9 high-risk blocks and 53 non-high-risk blocks were outside the target timeframe. A separate table identifies those with longer overdue durations. Work is ongoing to address access challenges, particularly in street properties, including closer resident engagement and the introduction of a suited key programme.

	No. of high-risk actions	No. of medium risk actions	No. of low-risk actions
1. Overdue FRA remedial actions (<3 months)	5	417	58
2. Overdue FRA remedial actions (3-6 months)	1	51	30
3. Overdue FRA remedial actions (6-12 months)	0	62	52
4. Overdue FRA remedial actions (12 -24 months)	0	261	77
5. Overdue FRA remedial actions (24 months +)	0	681	441
Not overdue	0	1,621	1,417

Comments: Position on actions refreshed on 1st June 2026. There were 3,038 actions within target and 2,136 outside of their target, all actions are assigned to a team or a programme of work. A peak in the FRA programme from December through to April is translating into an increase in overdue actions, although the total number of actions is now steadily reducing which should correct this trend soon. At the time of running this report there were 6 overdue high-risk actions which related to alarm faults within dwellings which require access to be secured. All high-risk actions have a target date of 10 days to resolve.

CO and Smoke Detection

There are 13,102 tenanted Council homes with a gas boiler, and all of them (100%) now have carbon monoxide (CO) alarms installed.

There are 22,385 tenanted Council homes that require smoke detection to be installed. As of 1st June 2026, 21,477 homes (95.94%) have confirmed installations.

Of the remaining 908 homes, installation is scheduled. Among these, 553 are classified as "no access" and are currently undergoing our no access procedure. To support this process, we have appointed a dedicated Resident Engagement Officer.

We have carried out a review of overlapping risk issues at our homes. From the Summer, our ROCC repairs system will have the capacity to organise "multi-visits" which we anticipate will assist planners in scheduling smoke detectors alongside other repairs. We are also overlaying the findings with scheduled tenancy visits, to achieve a greater overall understanding of the non-access issues.

CO and Smoke Detection

Gas Assets / Solid Fuel <i>Number</i>	CO Alarms <i>Number</i>	Residential Homes <i>Number</i>	Smoke Detectors <i>Number</i>	In Packet for Delivery <i>Number</i>	NO ACCESS <i>Number</i>
13,102	13,102	22,385	21,477	355	553
	100.00%		95.94%	1.59%	2.47%

END